

CONFIRMATORY DEED

BOOK 15071 PAGE 393

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION (LONG FORM) 919

FEDERAL DEPOSIT INSURANCE CORPORATION IN ITS CORPORATE CAPACITY AS ASSIGNEE OF THE RECEIVER OF THE HOME NATIONAL BANK OF MILFORD

a corporation duly established under the laws of the United States of America

and having its usual place of business at 124 Grove Street, Franklin, MA

the present holder of a mortgage

from Francis J. Castagnetti, Trustee of Clearview Realty Trust

to The Home National Bank of Milford

dated October 17, 1986 recorded with Worcester Country (Worcester District) Registry of Deeds

book 9891, page 46*, by the power conferred by said mortgage and every other power, for EIGHT HUNDRED FIFTY THOUSAND AND NO/100 (\$850,000.00)-----dollars

paid, grants to GOLFVIEW COUNTRY CLUB LIMITED PARTNERSHIP, A MASSACHUSETTS LIMITED PARTNERSHIP having an address of 44 Park Hill Avenue, Millbury, MA 01527

the premises conveyed by said mortgage.

SEE EXHIBIT A

*as amended by instrument dated November 3, 1987 recorded with said Deeds at Book 11899, Page 78

This deed confirms grantee clause originally recited in Book 15012 Page 96 to read Clearview Country Club Limited Partnership when it should have read Golfview Country Club Limited Partnership.

PROPERTY ADDRESS: 44 Park Hill Avenue, Millbury, MA

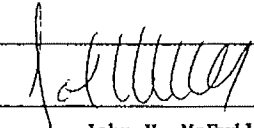
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Witness the execution and the corporate seal of said corporation this

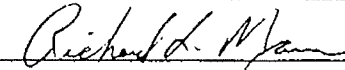
16th

day of March 19 93

FEDERAL DEPOSIT INSURANCE CORPORATION IN ITS
CORPORATE CAPACITY AS ASSIGNEE OF THE RECEIVER
OF THE HOME NATIONAL BANK OF MILFORD



John V. McEvily, Jr.



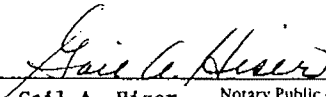
BY: Richard L. Mann, Attorney-In-Fact
For Vote see Book 14574, Page 146

The Commonwealth of Massachusetts

Norfolk, ss.

March 16, 1993

Then personally appeared the above named Richard L. Mann, Attorney-In-Fact as aforesaid
and acknowledged the foregoing instrument to be the free act and deed of the Federal Deposit
Insurance Corporation before me,



Gail A. Hiser Notary Public ~~My commission expires~~
My commission expires June 18 1999

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

EXHIBIT A

The following described real estate situated in the Town of Millbury, County of Worcester, and Commonwealth of Massachusetts and being located on Park Hill Avenue and being known as the Clearview Country Club;

PARCEL I

Beginning at the northwest corner of the premises herein described being a point in the easterly line of a Town Road leading from Worcester To Millbury and at land now or formerly of F. Larava;

Thence N. 83° 10' E. two hundred thirty two (232) feet to an angle in the wall;

Thence S. 87° 45' E. four hundred twenty one (421) feet to an angle in the wall;

Thence S. 84° 45' E. three hundred ten (310) feet to an angle in the wall.

Thence N. 87° 15' E. eight hundred twenty six (826) feet to an angle in the wall, being at a corner of land now or formerly of Swan, the last four lines being bounded by a centre of a stone wall and by said Larava;

Thence N. 79° 45' E. fourteen hundred forty nine (1449) feet by said Swan land and crossing the Meeting Road (so called) to a stake and stones set in the easterly line of said Meeting Road;

Thence S. 28° 15' W. four hundred thirty eight and five tenths (438.5) feet to a stake and stones at an angle;

Thence S. 42° 45' W. two hundred forty seven (247) feet to the end of a stone wall at land now or formerly of Calvin Heywood;

Thence S. 40° W. sixty (60) feet to an angle in the wall;

Thence S. 37° W. one hundred forty five (145) feet to an angle in the wall;

Thence S. 29° W. seventy seven (77) feet to an angle in the wall;

Thence S. 27° 45' W. two hundred fifty two (252) feet;

Thence to a large white oak tree at an angle in the stone wall, being the Harvey Park Corner (so called), the last four given lines running by land now or formerly of Calvin Heywood;

Thence S. 31° 40' W. three hundred ninety six (396) feet to a stake and stones at an angle in the easterly line of Meeting Road;

Thence S. 55° 40' W. two hundred sixty four and five tenths (264.5) feet to a stake and stones at an angle in said easterly line of said road;

Thence S. 28° W. two hundred forty five (245) feet to the end of a stone wall in the easterly line of said road, being a corner of land now or formerly of

Thence Cyrus White;
 S. 65° W. twenty (20) feet to an angle in the wall;
Thence S. 77° 45' W. two hundred (200) feet to an angle in the wall;
Thence S. 75° 30' W. five hundred eighty two (582) feet to an angle in the wall;
Thence S. 82° W. two hundred ninety four (294) feet to an angle in the wall;
Thence N. 85° W. one hundred ninety (190) feet to an angle in the wall;
Thence N. 61° W. thirty two and five tenths (32.5) feet to an angle in the wall;
Thence N. 71° 45' W. two hundred seven (207) feet to an angle in the wall;
Thence S. 07° 15' W. four (4) feet to an angle in the wall;
Thence N. 82° 45' W. two hundred forty nine (249) feet to an angle in the wall;
Thence N. 77° 10' W. two hundred (200) feet to a point in the easterly line of said Town Road, the last ten given lines following the center of an old stone wall standing on the easterly and southerly lines of said "Meeting Road" so called;
Thence N. 16° E. by the easterly line of said Town Road and crossing said "Meeting Road" thirty two (32) feet to an angle in said Town Road and being the northerly line of said "Meeting Road";
Thence N. 02° E. by the easterly line of said Town Road four hundred seventy eight and five tenths (478.5) feet to a point;
Thence S. 80° 30' W. crossing said Town Road leading from Worcester to Millbury eight hundred seventy two (872) feet to a corner at a stone wall and at land now or formerly of L.H. & C.B. Miller, the last given line after crossing said Town road being bounded on the south by Mills and Bray, now or formerly;
Thence N. 00° 15' E. three hundred six and five tenths (306.5) feet to an angle in the wall;
Thence N. 06° 45' E. one hundred twenty-six (126) feet, to an angle in the wall;
Thence N. 09° 45' W. one hundred seventy six (176) feet to a point in the southerly line of a Town road running westerly (from said Town road leading from Worcester to Millbury) to the house of said L.H. and C.B. Miller;
Thence N. 61° 15' E. two hundred thirty six (236) feet to a stone monument at an angle in the southerly line of the last named Town road leading to said Miller's house.
Thence N. 66° 15' E. two hundred seventy five (275) feet to a stone monument situated at an angle in said line of said road;

Thence N. 70° 30' E. three hundred ten (310) feet by said line of said road and crossing said Town road leading from Worcester to Millbury; said Town road passing the house standing on the premises herein conveyed to a point in the easterly line of said Town road;

Thence N. 12° 15' W. two hundred seventy (270) feet by said line of said Town road to a point at land now or formerly of Larava, it being the northwest corner of the premises herein described and the point of beginning.

Containing an area of one hundred seven (107) acres, more or less.

Together with all our right, title and interest in and to the Town road running through said premises and to said old "Meeting Road".

PARCEL II

A certain tract of sprout land containing twenty five and thirteen hundredths (25.13) acres more or less and situated in the northeasterly part of said Millbury, bounded and described as follows:

Beginning at the southwest corner of said tract on a wall N. 87° E. eight hundred seventy four and five tenths (874.5) feet to a stake and stones;

Thence N. 14° E. twelve hundred sixty three (1263) feet to a stake and stones;

Thence S. 70° W. fourteen hundred nineteen (1419) feet to a stake and stones by the side of a wall;

Thence S. 10½° E. six hundred seventy six and five tenths (676.5) feet by land now or formerly of Larava to an angle in the wall;

Thence S. 14½° E. one hundred twenty eight and seven tenths (128.7) feet to the point of beginning.

PARCEL III

A certain tract of woodland situated in the northeasterly part of said Millbury, containing ten and six tenths (10.6) acres, more or less, bounded and described as follows:

Beginning at a stake and stones at the southeasterly corner of lot on the easterly line of "Old Meeting Road" so called and at other land formerly of Benjamin Lincoln;

Thence northerly along and across said road five hundred five (505) feet to a stake and stones on the westerly line of said lot, hereby releasing any right we may have in said Meeting Road east of this line;